

WHAT IS AN ACCESSORY DWELLING?

A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

***Below is a list of structures
that are considered accessory
dwellings by Lake County:***

Guest houses

Housing for relatives

Garage apartments

Mother-in-law cottages

Caretaker quarters

NON-AD VALOREM ASSESSMENTS

Unlike property taxes, non-ad valorem assessments are not based on the value of real and personal property in conjunction with millage rates. Rather, a non-ad valorem assessment represents a charge for services based upon the estimated benefit received by each property. Costs associated with providing a service funded by non ad-valorem assessments must be fairly apportioned among benefiting properties.

An accessory dwelling will be charged taxes for fire/rescue and solid waste services.



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT

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keyword: gm

MISSION STATEMENT OF THE LAKE COUNTY ZONING DIVISION

To provide the best customer service possible to the citizens of Lake County by affording a total range of services; continually improving the customer's experience with Lake County Government.

ACCESSORY STRUCTURES AND DWELLINGS



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Zoning Division

For more information about zoning,
contact the Lake County Zoning Division
at (352) 343-9641.

For more information about safety
inspections, contact the Lake County
Building Division at (352) 343-9653.

ACCESSORY STRUCTURES

Accessory structures may be located on a lot, if the following requirements are met:

- There must be a permitted residence on the parcel located in full compliance with all requirements.
- All accessory structures must comply with applicable standards and codes, unless exempted or superseded elsewhere.
- Accessory structures can not be located in a required buffer area, landscape buffer strips or minimum building setback area.
- Accessory structures must meet the requirements for impervious-surface ratio and floor-area ratio of the lot.
- Accessory structures must be shown on a site plan with full supporting documentation as required.
- No accessory buildings used for industrial storage of hazardous, incendiary, noxious or pernicious materials can be located closer than 100 feet from any property line.
- Storage buildings, non-commercial greenhouses and the like are permitted only in compliance with standards for distance between buildings and setbacks, if any, from property lines.
- Storage buildings, non-commercial greenhouses and the like are permitted only in side and rear yards and can not encroach into any required building setback from an abutting right-of-way.
- Vehicles, including manufactured housing and mobile homes, cannot be used as storage buildings, utility buildings or other such uses.



WHAT ARE THE REQUIREMENTS FOR AN ACCESSORY DWELLING?

Accessory dwellings may be allowed in agricultural and residential zoning districts provided that all of the following requirements are met:

- The lot must be a lot of record or a legally created lot and must be 43,560 square feet or greater in size.
- No more than one principal structure and one accessory dwelling shall be permitted on any lot of record or legally created lot. Prior to the date a building permit is issued for an accessory structure or prior to the use of an existing structure as an accessory dwelling, the owner shall execute and the County Manager or designee shall record in the public records of Lake County at the owner's expense, a legal document that requires the principal and the accessory dwelling to remain in the same ownership.
- An accessory dwelling unit shall not exceed 1,200 square feet or 40 percent of the air-conditioned, enclosed living area (*excluding garages, patios, porches and the like*) of the principal dwelling.
- The accessory dwelling shall be located and designed not to interfere with the appearance of the principal structure as a single-family dwelling unit.
- An accessory dwelling unit must meet the setback requirements of the principal structure.
- Impact fees shall be paid on an accessory dwelling unit as if it was a separate dwelling.

For more information about
Lake County's Land Development Regulations
relative to accessory structures and dwellings,
log on to www.municode.com and go to
Sections 10.01.01 through 10.01.05.